



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Text

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**File #:** O2013-9177, **Version:** 1

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CHICAGO December 11, 2013

**To the President and Members of the City Council:**

**Your Committee on Finance having had under consideration**

An ordinance authorizing the termination of the 89<sup>th</sup> and State Redevelopment Project Area.

02013-9177

Having had the same under advisement, begs leave to report and recommend that your Honorable Body pass the proposed Ordinance Transmitted Herewith

**This recommendation was concurred in by** (a(viva voce vote  
**of members of the committee with** dissenting vote(s)T

**(signed**

**Respectfully submitted**  
**Chairman**

**Document No.**

**REPORT OF THE COMMITTEE ON FINANCE TO THE CITY COUNCIL CITY OF CHICAGO**

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL  
MAYOR

November 26, 2013

TO THE HONORABLE, THE CITY COUNCIL OF THE CITY  
OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Housing and Economic Development, I transmit herewith an ordinance authorizing the termination of the 89<sup>th</sup> and State Tax Increment Financing Area.

Your favorable consideration of this ordinance will be appreciated.

Mayor

Very truly yours,

S:\SHARED\Finance\Gaynor <file:///S:/SHARED/Finance/Gaynor> NewAHousing & Econ Dev\89th & State TIF TerminationUermination ordinance  
1.doc

#### ORDINANCE

WHEREAS, the City Council of the City of Chicago (the "City") adopted ordinances in accordance with the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 etseq. (the "Act") on April 1, 1998: (1) approving a tax increment redevelopment project and plan for the 89<sup>th</sup> & State Redevelopment Project Area (the "Area"); (2) designating the Area as a tax increment financing district; and (3) adopting tax increment allocation financing for the Area; and

WHEREAS, pursuant to Section 8 of the Act, when redevelopment projects costs for a redevelopment project area, including without limitation all municipal obligations financing redevelopment project costs incurred under the Act, have been paid, all surplus funds then remaining in the special tax allocation fund for a redevelopment project area designated under the Act shall be distributed by being paid by the municipal treasurer to the State of Illinois Department of Revenue, the municipality and the county collector; first to the Department of Revenue and the municipality in direct proportion to the tax incremental revenue received from the State of Illinois and the municipality, but not to exceed the total incremental revenue received from the State or the municipality less any annual surplus distribution of incremental revenue previously made; with any remaining funds to be paid to the county collector who shall immediately thereafter pay said funds to the taxing districts in the redevelopment project area in the same manner and proportion as the most recent distribution by the county collector to the affected districts of real property taxes from real property in the redevelopment project area; and

WHEREAS, furthermore, pursuant to Section 8 of the Act, upon the payment of all redevelopment project costs, the retirement of obligations, the distribution of any excess monies pursuant to Section 8 of the Act, and final closing of the books and records of the redevelopment project area, the municipality shall adopt an ordinance dissolving the special tax allocation fund for the redevelopment project area and terminating the designation of the redevelopment project area as a redevelopment project area under the Act; and

WHEREAS, furthermore, pursuant to Section 8 of the Act, municipalities shall notify affected taxing districts prior to November 1 if a redevelopment project area is to be terminated by December 31 of that same year; and

WHEREAS, the City has, prior to November 1, 2013, notified the affected taxing districts of the proposed termination of the Area as a redevelopment project area, in accordance with the provisions of the Act; and

WHEREAS, with respect to the Area, by December 31, 2013 all redevelopment projects for which redevelopment project costs have been paid or incurred shall be completed, all obligations relating thereto shall be paid and retired, and, subject to Section 3 of this Ordinance, all excess monies, if any, shall be distributed; and

WHEREAS, subject to Section 3 of this Ordinance, the City shall accomplish the final closing of the books and records of the Area; and

WHEREAS, in accordance with the provisions of Section 8 of the Act, the City desires to

Exhibit A, Area Description (see attached)



That part of the northeast quarter of Section 4 together with part of the northwest quarter of Section 3, all in Township 37 North, Range 14 East of the

Third Principal Meridian, described as follows:

beginning at the point of intersection of the southerly line of the Chicago, Rock Island & Pacific Railroad with the west line of South State Street, said west line being a line drawn 33 feet west of and parallel with the west line of the northwest quarter of said Section 3; thence north 00 degrees, 02 minutes, 43 seconds West along said west line of South State Street, 1,058.51 feet to the point of intersection with the north line of East 89<sup>h</sup> Street, said north line being a line drawn 33 feet north of and parallel with the north line of the southwest quarter of the northwest quarter of said Section 3; thence north 89 degrees, 58 minutes, 00 seconds east along said north line of East 89<sup>h</sup> Street, 1,405.60 feet to the point of intersection with the east line of South Indiana Avenue, said east line being a line drawn 50 feet east of and parallel with the east line of the southwest quarter of the northwest quarter of said Section 3; thence south 00 degrees east along said east line of South Indiana Avenue, 1,352.86 feet to the point of intersection with the aforementioned southerly line of the Chicago, Rock Island & Pacific Railroad; thence westerly along said southerly line of the Chicago, Rock Island & Pacific Railroad, 1,438.95 feet, said southerly line being the arc of a circle convex northerly, having a radius of 5,680 feet and whose chord bears north 78 degrees, 11 minutes, 50 seconds west 1,435.10 feet to the point of beginning, in Cook County, Illinois.

Containing 37.892 acres more or less.

Exhibit B, Area Map (see attached)

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*Project Boundary.*

Exhibit C, List of Parcels within the Area (see attached)

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| PIN14          | PIN10      | PINA | PINSA | PINB | PINP | PINU |
|----------------|------------|------|-------|------|------|------|
| 25031300890000 | 2503130089 | 25   | 3     | 130  | 89   | 0    |
| 25031300190000 | 2503130019 | 25   | 3     | 130  | 19   | 0    |
| 25031300280000 | 2503130028 | 25   | 3     | 130  | 28   | 0    |
| 25031300320000 | 2503130032 | 25   | 3     | 130  | 32   | 0    |
| 25031300030000 | 2503130003 | 25   | 3     | 130  | 3    | 0    |
| 25031300500000 | 2503130050 | 25   | 3     | 130  | 50   | 0    |
| 25031300440000 | 2503130044 | 25-  | 3     | 130  | 44   | 0    |
| 25031150330000 | 2503115033 | 25   | 3     | 115  | 33   | 0    |
| 25031300730000 | 2503130073 | 25   | 3     | 130  | 73   | 0    |
| 25031300760000 | 2503130076 | 25   | 3     | 130  | 76   | 0    |
| 25031310110000 | 2503131011 | 25   | 3     | 131  | 11   | 0    |
| 25031310230000 | 2503131023 | 25   | 3     | 131  | 23   | 0    |
| 25031310260000 | 2503131026 | 25   | 3     | 131  | 26   | 0    |
| 25031310090000 | 2503131009 | 25   | 3     | 131  | 9    | 0    |
| 25031310050000 | 2503131005 | 25   | 3     | 131  | 5    | 0    |
| 25031320040000 | 2503132004 | 25   | 3     | 132  | 4    | 0    |
| 25035010020000 | 2503501002 | 25   | 3     | 501  | 2    | 0    |
| 25031300970000 | 2503130097 | 25   | 3     | 130  | 97   | 0    |
| 25031300960000 | 2503130096 | 25   | 3     | 130  | 96   | 0    |
| 25031300880000 | 2503130088 | 25   | 3     | 130  | 88   | 0    |
| 25031300670000 | 2503130067 | 25   | 3     | 130  | 67   | 0    |
| 25031150470000 | 2503115047 | 25   | 3     | 115  | 47   | 0    |
| 25031300180000 | 2503130018 | 25   | 3     | 130  | 18   | 0    |
| 25031300200000 | 2503130020 | 25   | 3     | 130  | 20   | 0    |
| 25031300210000 | 2503130021 | 25   | 3     | 130  | 21   | 0    |
| 25031300220000 | 2503130022 | 25   | 3     | 130  | 22   | 0    |
| 25031300260000 | 2503130026 | 25   | 3     | 130  | 26   | 0    |
| 25031300310000 | 2503130031 | 25   | 3     | 130  | 31   | 0    |
| 25031300020000 | 2503130002 | 25   | 3     | 130  | 2    | 0    |
| 25031300480000 | 2503130048 | 25   | 3     | 130  | 48   | 0    |
| 25031300380000 | 2503130038 | 25   | 3     | 130  | 38   | 0    |

|                |            |    |   |      |    |   |
|----------------|------------|----|---|------|----|---|
| 25031150480000 | 2503115048 | 25 | 3 | 115  | 48 | 0 |
| 25031300070000 | 2503130007 | 25 | 3 | 130  | 7  | 0 |
| 25031150320000 | 2503115032 | 25 | 3 | 115  | 32 | 0 |
| 25031300780000 | 2503130078 | 25 | 3 | 130  | 78 | 0 |
| 25031300680000 | 2503130068 | 25 | 3 | 130- | 68 | 0 |
| 25031310200000 | 2503131020 | 25 | 3 | 131  | 20 | 0 |
| 25031320130000 | 2503132013 | 25 | 3 | 132  | 13 | 0 |
| 25031320170000 | 2503132017 | 25 | 3 | 132  | 17 | 0 |
| 25031150510000 | 2503115051 | 25 | 3 | 115  | 51 | 0 |
| 25035000020000 | 2503500002 | 25 | 3 | 500  | 2  | 0 |
| 25031300950000 | 2503130095 | 25 | 3 | 130  | 95 | 0 |
| 25031150460000 | 2503115046 | 25 | 3 | 115  | 46 | 0 |
| 25031300100000 | 2503130010 | 25 | 3 | 130  | 10 | 0 |
| 25031300230000 | 2503130023 | 25 | 3 | 130  | 23 | 0 |
| 25031300350000 | 2503130035 | 25 | 3 | 130  | 35 | 0 |
| 25031300040000 | 2503130004 | 25 | 3 | 130  | 4  | 0 |
| 25031300560000 | 2503130056 | 25 | 3 | 130  | 56 | 0 |
| 25031300470000 | 2503130047 | 25 | 3 | 130  | 47 | 0 |
| 25031300400000 | 2503130040 | 25 | 3 | 130  | 40 | 0 |
| 25031300720000 | 2503130072 | 25 | 3 | 130  | 72 | 0 |

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|                |            |                |            |                |            |
|----------------|------------|----------------|------------|----------------|------------|
| 25031300740000 | 2503130074 | 25031310120000 | 2503131012 | 25031310170000 | 2503131017 |
| 25031310100000 | 2503131010 | 25031320050000 | 2503132005 | 25031150500000 | 2503115050 |
| 25031320060000 | 2503132006 | 25031320180000 | 2503132018 | 25035010030000 | 2503501003 |
| 25031300660000 | 2503130066 | 25031300940000 | 2503130094 | 25031300930000 | 2503130093 |
| 25031150300000 | 2503115030 | 25031300920000 | 2503130092 | 25031300870000 | 2503130087 |
| 25031300120000 | 2503130012 | 25031300130000 | 2503130013 | 25031300150000 | 2503130015 |
| 25031300170000 | 2503130017 | 25031300250000 | 2503130025 | 25031300590000 | 2503130059 |
| 25031300580000 | 2503130058 | 25031300570000 | 2503130057 | 25031300410000 | 2503130041 |
| 25031300800000 | 2503130080 | 25031300810000 | 2503130081 | 25031300820000 | 2503130082 |
| 25031300620000 | 2503130062 | 25031300690000 | 2503130069 | 25031310240000 | 2503131024 |
| 25031310030000 | 2503131003 | 25031310040000 | 2503131004 | 25031320070000 | 2503132007 |
| 25031320100000 | 2503132010 | 25031300980000 | 2503130098 | 25031300850000 | 2503130085 |
| 25031150310000 | 2503115031 | 25031150380000 | 2503115038 | 25031300140000 | 2503130014 |
| 25031300240000 | 2503130024 | 25031300600000 | 2503130060 | 25031300550000 | 2503130055 |
| 25031300490000 | 2503130049 | 25031300700000 | 2503130070 | 25031300750000 | 2503130075 |
| 25031310250000 | 2503131025 | 25031320110000 | 2503132011 | 25031310010000 | 2503131001 |
| 25031310280000 | 2503131028 | 25031320150000 | 2503132015 | 25031310060000 | 2503131006 |
| 25031300910000 | 2503130091 |                |            |                |            |
| 25             | 3          | 130            | 74         | 0              |            |
| 25             | 3          | 131            | 12         | 0              |            |
| 25             | 3          | 131            | 17         | 0              |            |
| 25             | 3          | 131            | 10         | 0              |            |
| 25             | 3          | 132            | 5          | 0              |            |
| 25             | 3          | 115            | 50         | 0              |            |
| 25             | 3          | 132            | 6          | 0              |            |
| 25             | 3          | 132            | 18         | 0              |            |
| 25             | 3          | 501            | 3          | 0              |            |
| 25             | 3          | 130            | 66         | 0              |            |
| 25             | 3          | 130            | 94         | 0              |            |
| 25             | 3          | 130            | 93         | 0              |            |
| 25             | 3          | 115            | 30         | 0              |            |
| 25             | 3          | 130            | 92         | 0              |            |
| 25             | 3          | 130            | 87         | 0              |            |



|    |   |     |    |   |
|----|---|-----|----|---|
| 25 | 3 | 130 | 12 | 0 |
| 25 | 3 | 130 | 13 | 0 |
| 25 | 3 | 130 | 15 | 0 |
| 25 | 3 | 130 | 17 | 0 |
| 25 | 3 | 130 | 25 | 0 |
| 25 | 3 | 130 | 59 | 0 |
| 25 | 3 | 130 | 58 | 0 |
| 25 | 3 | 130 | 57 | 0 |
| 25 | 3 | 130 | 41 | 0 |
| 25 | 3 | 130 | 80 | 0 |
| 25 | 3 | 130 | 81 | 0 |
| 25 | 3 | 130 | 82 | 0 |
| 25 | 3 | 130 | 62 | 0 |
| 25 | 3 | 130 | 69 | 0 |
| 25 | 3 | 131 | 24 | 0 |
| 25 | 3 | 131 | 3  | 0 |
| 25 | 3 | 131 | 4  | 0 |
| 25 | 3 | 132 | 7  | 0 |
| 25 | 3 | 132 | 10 | 0 |
| 25 | 3 | 130 | 98 | 0 |
| 25 | 3 | 130 | 85 | 0 |
| 25 | 3 | 115 | 31 | 0 |
| 25 | 3 | 115 | 38 | 0 |
| 25 | 3 | 130 | 14 | 0 |
| 25 | 3 | 130 | 24 | 0 |
| 25 | 3 | 130 | 60 | 0 |
| 25 | 3 | 130 | 55 | 0 |
| 25 | 3 | 130 | 49 | 0 |
| 25 | 3 | 130 | 70 | 0 |
| 25 | 3 | 130 | 75 | 0 |
| 25 | 3 | 131 | 25 | 0 |
| 25 | 3 | 132 | 11 | 0 |
| 25 | 3 | 131 | 1  | 0 |
| 25 | 3 | 131 | 28 | 0 |
| 25 | 3 | 132 | 15 | 0 |
| 25 | 3 | 131 | 6  | 0 |
| 25 | 3 | 130 | 91 | 0 |

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|                |            |                |            |                |            |
|----------------|------------|----------------|------------|----------------|------------|
| 25031300010000 | 2503130001 | 25031300110000 | 2503130011 | 25031300270000 | 2503130027 |
| 25031300290000 | 2503130029 | 25031300330000 | 2503130033 | 25031300060000 | 2503130006 |
| 25031300510000 | 2503130051 | 25031300460000 | 2503130046 | 25031300430000 | 2503130043 |
| 25031300390000 | 2503130039 | 25031300360000 | 2503130036 | 25031300990000 | 2503130099 |
| 25031300610000 | 2503130061 | 25031300770000 | 2503130077 | 25031300630000 | 2503130063 |
| 25031310140000 | 2503131014 | 25031310160000 | 2503131016 | 25031310180000 | 2503131018 |
| 25031320120000 | 2503132012 | 25031320020000 | 2503132002 | 2503500010000  | 2503500001 |
| 25031300650000 | 2503130065 | 25031300900000 | 2503130090 | 25031300860000 | 2503130086 |
| 25031300840000 | 2503130084 | 25031300160000 | 2503130016 | 25031300050000 | 2503130005 |
| 25031300530000 | 2503130053 | 25031300450000 | 2503130045 | 25031300420000 | 2503130042 |
| 25031300370000 | 2503130037 | 25031300080000 | 2503130008 | 25031150030000 | 2503115003 |
| 25031300710000 | 2503130071 | 25031300790000 | 2503130079 | 25031310130000 | 2503131013 |
| 25031310210000 | 2503131021 | 25031310220000 | 2503131022 | 25031310270000 | 2503131027 |
| 25031310080000 | 2503131008 | 25031310020000 | 2503131002 | 25031320160000 | 2503132016 |
| 25031310070000 | 2503131007 | 25031320080000 | 2503132008 | 25031320090000 | 2503132009 |
| 25031300640000 | 2503130064 | 25031300300000 | 2503130030 | 25031300340000 | 2503130034 |
| 25031300540000 | 2503130054 | 25031300520000 | 2503130052 | 25031150490000 | 2503115049 |

25031300090000 2503130009  
25 3 130 1 0  
25 3 130 11 0  
25 3 130 27 0  
25 3 130 29 0  
25 3 130 33 0  
25 3 130 6 0  
25 3 130 51 0  
25 3 130 46 0  
25 3 130 43 0  
25 3 130 39 0  
25 3 130 36 0  
25 3 130 99 0  
25 3 130 61 0  
25 3 130 77 0  
25 3 130 63 0  
25 3 131 14 0  
25 3 131 ,160  
25 3 131 18 0  
25 3 132 12 0  
25 3 132 2 0  
25 3 500 1 0  
25 3 130 65 0  
25 3 130 90 0  
25 3 130 86 0  
25 3 130 84 0  
25 3 130 16 0  
25 3 130 5 0  
25 3 '130 53 0  
25 3 130 45 0  
25 3 130 42 0  
25 3 130 37 0  
25 3 130 8 0  
25 3 115 . 3 0  
25 3 130 71 0  
25 3 130 79 0  
25 3 131 13 0  
25 3 131 21 0  
25 3 131 22 0  
25 3 131 27 0  
25 3 131 8 0  
25 3 131 2 0  
25 3 132 16 0  
25 3 131 7 0  
25 3 132 8 0  
25 3 132 9 0  
25 3 130 64 0  
25 3 130 30 0  
25 3 130 34 0  
25 3 130 54 0  
25 3 130 52 0  
25 3 115 49 0  
25 3 130 9 0

|                |            |                |            |                |            |
|----------------|------------|----------------|------------|----------------|------------|
| 25031310190000 | 2503131019 | 25031320030000 | 2503132003 | 25031320010000 | 2503132001 |
| 25031320140000 | 2503132014 |                |            |                |            |
| 25             | 3          | 130            | 83         | 0              |            |
| 25             | 3          | 115            | 21         | 0              |            |
| 25             | 3          | 131            | 15         | 0              |            |
| 25             | 3          | 131            | 19         | 0              |            |
| 25             | 3          | 132            | 3          | 0              |            |
| 25             | 3          | 132            | 1          | 0              |            |
| 25             | 3          | 132            | 14         | 0              |            |

dissolve the special tax allocation fund for the Area (the "Special Fund") and terminate the designation of the Area as a redevelopment project area as of December 31,2013; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

Section 1. The above recitals are incorporated herein and made a part hereof.

Section 2. The designation of the Area legally described on Exhibit A attached hereto and otherwise depicted on Exhibit B attached hereto shall be terminated as of December 31,2013. The list of parcels comprising the Area is attached hereto as Exhibit C.

Section 3. Notwithstanding Section 2 hereof, it is anticipated that the City will continue to receive incremental property taxes for assessment year 2012/collection year 2013. Accordingly, although the designation of the Area is repealed by Section 2' hereof, the City will continue to maintain the Special Fund for the limited purpose of receiving any remaining incremental property taxes for assessment year 2012/collection year 2013. Pursuant to the Act, upon receipt of such taxes, the City shall calculate and declare surplus revenue, and shall return surplus revenue to the Cook County Treasurer in a timely manner for redistribution to the local taxing districts that overlap the Area. Thereupon, the Special Fund shall be considered to be dissolved.

Section 4. The method of calculating and allocating property tax increment by the County of Cook pursuant to the Act for the parcels listed on Exhibit C shall be terminated from and after December 31, 2013.

Section 5. The Commissioner of the Department of Housing and Economic Development (the "Commissioner"), or a designee thereof, is authorized to execute any documents and take any steps necessary to terminate the designation of the Area pursuant to this Ordinance and the Act on behalf of the City, and the previous execution of any documents and the previous taking of any steps necessary to terminate the designation of the Area pursuant to the Act by the Commissioner, or a designee thereof, on behalf of the City are hereby ratified.

Section 6. This Ordinance shall be in full force and effect upon its passage.

Section 7. If any section, paragraph, clause or-'proyisj on of this Ordinance shall be held invalid, the invalidity of section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance.

Section 8. All ordinances (including but not limited to the three ordinances identified in the first recital hereof), resolutions or orders, or parts thereof;;in conflict with the provisions of this Ordinance are hereby repealed to the extent of their conflict..